	Total Card /	Total Parcel
APPRAISED:	1,262,200 /	1,262,200
USE VALUE:	1,262,200 /	1,262,200
ASSESSED:	1,262,200 /	1,262,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NGUYEN GIANG
Owner 2:	HEALY SEAN P
Owner 3:	
Street 1:	110 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRISON DARCEY R -
Owner 2:	-
Street 1:	110 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,786 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3818 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7786.000	791,000	600	470,600	1,262,200
Total Card	0.179	791,000	600	470,600	1,262,200
Total Parcel	0.179	791,000	600	470,600	1,262,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 330.57   /Parcel: 330.5

PREVIOUS ASSESSMENT

Parcel ID 132.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	791,000	600	7,786.	470,600	1,262,200	1,262,200	Year End Roll	12/18/2019
2019	101	FV	615,100	600	7,786.	496,700	1,112,400	1,112,400	Year End Roll	1/3/2019
2018	101	FV	508,700	600	7,786.	366,000	875,300	875,300	Year End Roll	12/20/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   16401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON DARCEY	74299-498	1	3/17/2020		1,474,000	No	No		
108 IRVING STRE	69876-138		9/1/2017		1,224,500	No	No		
CANDELAS ALEXAN	67447-56		6/17/2016		900,000	No	No		
CANDELAS ALEXAN	63557-543		5/1/2014	Convenience	1	No	No		
GREENBLATT RICH	42220-459		3/12/2004		591,500	No	No		
SATTERFIELD VIR	28970-366		8/14/1998		326,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	119	New Buil	353,000	O				

Legal Description

User Acct
418072

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date

04/24/18

!16401!

PRINT

Date	Time
12/11/20	06:00:23

LAST REV

Date	Time
04/15/20	08:27:19
mmcmakin	

USER DEFINED

Prior Id # 1:	84839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	BS	Barbara S
5/9/2017	Measured	DGM	D Mann
5/4/2017	Permit Visit	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7786		Sq. Ft.	Site		0	90.	0.67	10			Ledge	-20					470,578						470,600	

Total AC/HA: 0.17874   Total SF/SM: 7786   Parcel LUC: 101   One Family   Prime NB Desc: ARLINGTON   Total: 470,578   Spl Credit   Total: 470,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - FY2021   apro   2021

EXTERIOR INFORMATION

Field	Value
Type:	6 - Colonial
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TOUPE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - Good
Year Blt:	2017 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G18 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

		Rating	
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

		Rating	
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	125.00
Size Adj.:	0.92499506
Const Adj.:	0.99989998
Adj $ / SQ:	115.613
Other Features:	117338
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	800598
Depreciation:	9607
Depreciated Total:	790991

COMMENTS

Subdivision from 108 Irving deed-68802/503.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1							# Units:	1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3			Baths: 1			HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.77
Special Features:	0	Val/Su Net:	150.52
Final Total:	791000	Val/Su SzAd	207.16

SKETCH

C=0 F=1000 A=0 B/0/17 PF=0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,395	115.610	161,280
FFL	First Floor	1,377	115.610	159,199
TQS	3/4 Story	1,046	115.610	120,960
BMT	Basement	889	34.680	30,834
GAR	Garage	492	20.080	9,879
OFP	Open Porch	56	44.000	2,464
	Net Sketched Area:	5,255	Total:	484,616
Size Ad	3818.25	Gross Are	5604	FinArea 3818

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro   Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID   132.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	1970	3.74	T	39.2	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total:	600